



Kirkstone Road  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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**Kirkstone Road**  
Buxton  
Derbyshire, SK17 9LA



**Offers In The Region Of**  
**£170,000**

**Entrance**

Front entrance door. Stairs to first floor. Radiator.

**Lounge**

Window to front. Radiator. Gas fire with brick surround.

**Kitchen Diner**

Kitchen Area: 10'8 x 5'1 (max) Fitted with matching wall and base units with worksurface over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine. Wall mounted 'Worcester' boiler. Space for gas cooker. Tiled splashbacks. Window to rear. Upvc door leading to side.

Dining Area: 8'8 x 8'8 Built in wall units to match the kitchen. Radiator. Patio doors leading to conservatory.

**Conservatory**

Of Upvc double glazed construction with sliding door leading to the rear garden.

**First Floor Landing**

Window to side. Loft access.

**Bedroom**

Window to front. Radiator.



Buxton - 0129827524



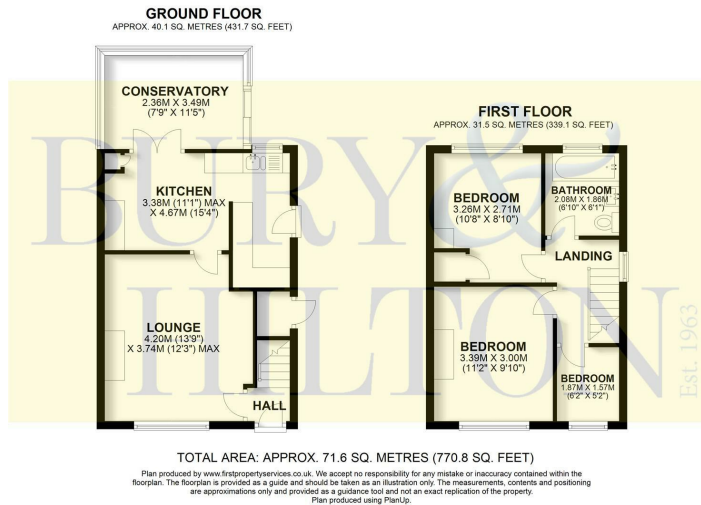
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## Accommodation

### Bedroom

Window to rear. Radiator. Built in storage cupboard.

### Bedroom

Window to front. Radiator.

### Bathroom

Wash hand basin, WC, and bath with wall mounted shower over. Partially tiled walls. Window to rear. Radiator.

### Outside

To the front of the property there is a driveway to provide off road parking with further lawned garden. To the rear of the property is an enclosed rear garden which can be accessed via the side of the house also has steps leading to mainly flagged area with raised lawn. Our vendor advises the wooden shed will be included in the sale which has power.

FREEHOLD

EPC- D

HPBC- BAND B

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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